



PUBLIC NOTICE

US Army Corps
of Engineers
New York District
Jacob K. Javits Federal Building
New York, N.Y. 10278-0090
ATTN: Regulatory Branch

In replying refer to:

Public Notice Number: NAN-2008-1045-WMI
Issue Date: November 3, 2008
Expiration Date: December 3, 2008

To Whom It May Concern:

The New York District, Corps of Engineers has received an application for a Department of the Army permit pursuant to Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 403)

APPLICANT: Poughkeepsie Waterfront Development, LLC
176 Rinaldi Boulevard
Poughkeepsie, New York 12601

ACTIVITY: Construct a marina and large-vessel floating pier assembly.

WATERWAY: Hudson River

LOCATION: City of Poughkeepsie, Dutchess County, New York.

A detailed description and plans of the applicant's activity are enclosed to assist in your review.

The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably may be expected to accrue from the proposal must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership and, in general, the needs and welfare of the people.

The Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

ALL COMMENTS REGARDING THE PERMIT APPLICATION MUST BE PREPARED IN WRITING AND MAILED TO REACH THIS OFFICE BEFORE THE EXPIRATION DATE OF THIS NOTICE, otherwise, it will be presumed that there are no objections to the activity.

Any person may request, in writing, before this public notice expires, that a public hearing be held to collect information necessary to consider this application. Requests for public hearings shall state, with particularity, the reasons why a

public hearing should be held. It should be noted that information submitted by mail is considered just as carefully in the permit decision process and bears the same weight as that furnished at a public hearing.

Our preliminary determination is that the activity for which authorization is sought herein is not likely to affect any Federally endangered or threatened species or their critical habitat. However, pursuant to Section 7 of the Endangered Species Act (16 U.S.C. 1531), the District Engineer is consulting with the appropriate Federal agency to determine the presence of and potential impacts to listed species in the project area or their critical habitat.

The Magnuson-Stevens Fishery Conservation and Management Act, as amended by the Sustainable Fisheries Act of 1996 (Public Law 104-267), requires all federal agencies to consult with the National Marine Fisheries Service on all actions or proposed actions, that are either permitted, funded, or undertaken by the agency, that may adversely affect Essential Fish Habitat (EFH). The proposed work, fully described in the attached work description, could cause the disruption of habitat for various life stages of some EFH-designated species as a result of a temporary increase in turbidity during construction. However, the New York District has made the preliminary determination that the site-specific adverse effects are not likely to be substantial because there is no dredging associated with this project, and it is expected that fish populations would avoid the small area of disturbance. However, further consultation with National Marine Fisheries Service regarding EFH impacts and conservation recommendations is being conducted and will be concluded prior to a final decision on the application.

Based upon a review of the latest published version of the National Register of Historic Places, there are no known sites eligible for, or included in, the Register within the permit area. Presently unknown archeological, scientific, prehistorical, or historical data may be lost by work accomplished under the required permit.

Reviews of activities pursuant to Section 404 of the Clean Water Act will include application of the guidelines promulgated by the Administrator, U.S. Environmental Protection Agency, under authority of Section 404 (b) of the Clean Water Act and the applicant will obtain a water quality certificate or waiver from the appropriate state agency in accordance with Section 401 of the Clean Water Act prior to a permit decision.

Pursuant to Section 307 (c) of the Coastal Zone Management Act of 1972 as amended [16 U.S.C. 1456 (c)], for activities under consideration that are located within the coastal zone of a state which has a federally approved coastal zone management program, the applicant has certified in the permit application that the activity complies with, and will be conducted in a manner that is consistent with, the approved state coastal zone management program. By this public notice, we are requesting the state's concurrence with, objection to, or waiver of the applicant's certification. No permit decision will be made until one of these actions occur. For activities within the coastal zone of New York State, the applicant's certification and accompanying information is available from the Consistency Coordinator, New York State Department of State, Division of Coastal Resources and Waterfront Revitalization, Coastal Zone Management Program, One Commerce Plaza, 99 Washington Avenue, Albany, New York 12231, Telephone (518) 474-6000. Comments regarding the applicant's certification, and copies of any letters to this office commenting upon this proposal, should be so addressed.

In addition to any required water quality certificate and coastal zone management program concurrence, the applicant has obtained or requested the following governmental authorization for the activity under consideration:

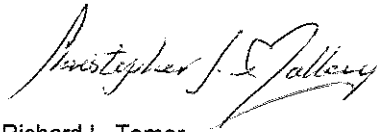
- New York State Department of Environmental Conservation.

It is requested that you communicate the foregoing information concerning the activity to any persons known by you to be interested and who did not receive a copy of this notice. If you have any questions concerning this application, you may contact this office at (917) 790-8516 and ask for Mary Ann Miller.

CENAN-OP-RW
PUBLIC NOTICE NO. NAN-2008-1045-WMI

For more information on New York District Corps of Engineers programs, visit our website at <http://www.nan.usace.army.mil>

Enclosures


for Richard L. Tomer
Chief, Regulatory Branch

WORK DESCRIPTION

The applicant, Poughkeepsie Waterfront Development, LLC, has requested Department of the Army authorization to construct a new marina and large-vessel dock in the Hudson River. The marina would consist of 99 permanent slips and up to 12 transient slips with cable-anchored, floating docks, and a floating wave attenuator. The cables would be anchored to the river bottom by about 130 concrete blocks (pg. 7 of 10), each weighing 5,000 pounds, placed on the seabed. The perimeter of the marina would extend into the river from the shoreline from approximately 250 feet at the north end and 310 feet at the south end. A 10 foot by 10 foot floating sanitary pump-out station would also be installed on the north side of the marina. In addition, a float to accommodate a 200 foot long vessel is proposed approximately 1,260 feet south of the proposed marina. A sanitary pump-out station would be located on the float. The proposed project is located off Rinaldi Boulevard in the Hudson River, City of Poughkeepsie, and Dutchess County, New York.

The work would involve:

Marina

Construction of a marina consisting of 99 permanent slips and 12 transient slips surrounded by an 8 foot wide floating wave attenuator. The marina would consist of three (3) 28 foot long aluminum ramps, 1,242 linear feet of floating docks, 1,144 linear feet floating wave attenuators, and finger floats. The floating docks and wave attenuators would be held in place by approximately 130 elastic mooring lines and concrete anchor blocks.

Each access ramp would be attached to a 4 foot by 6 foot concrete landing and would terminate in a float (pg. 7 of 10). The northernmost ramp would terminate on the floating wave attenuator. The other two ramps would terminate on 12 foot by 12 foot landing floats, leading to an 8 foot by 482 foot dock running parallel to the shore. Four main docks (Docks A, B, C, and D) each 6 foot wide, would branch out from the dock parallel to the shore.

Dock A: 180 foot long, with four (4) 50 foot long by 5 finger floats on the north side and five (5) 40 foot long finger floats on the south side. The two finger floats creating the tee on the dock end would be 6 foot wide. The remaining three finger floats on the north side will be 5 foot wide, and the remaining four finger floats on the south side will be 4 foot wide.

Dock B: 180 foot long, with five (5) 40 foot long finger floats on the north side and six (6) 35 foot long finger floats on the south side. The two finger floats creating the tee on the dock end would be 6 foot wide. The remaining nine finger floats would be 4 foot wide.

Dock C: 192 feet long, with six 24 foot long finger floats on the north side and six 24 foot long finger floats on the south side. The two finger floats creating the tee on the dock end would be 6 foot wide. The remaining ten finger floats would be 4 foot wide.

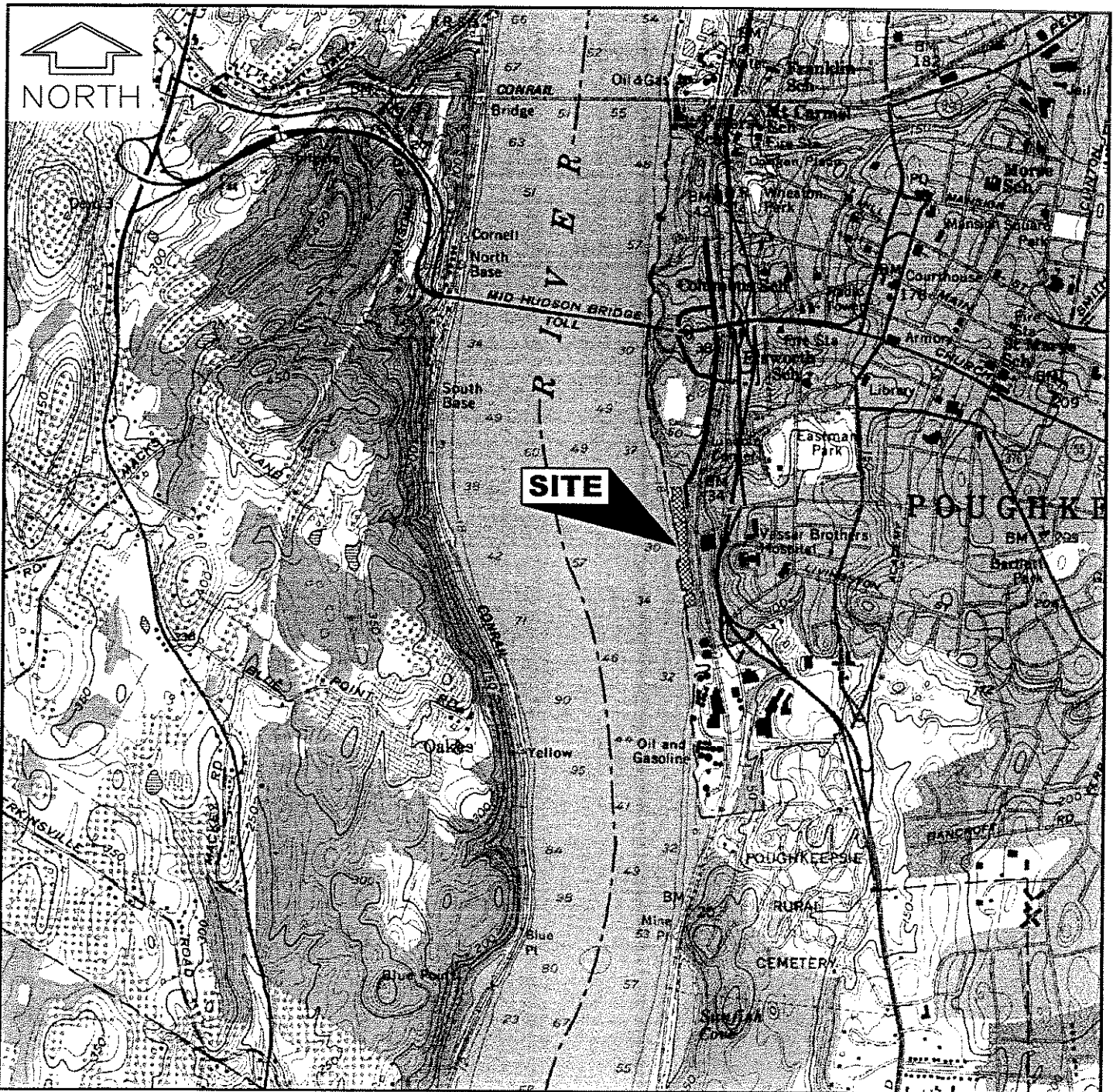
Dock D: 196 foot long with seven 20 foot long finger floats on the north side and seven 20 foot long by 4 foot finger floats on the south side. The two finger floats creating the tee on the dock end would be 6 foot wide. The remaining twelve finger floats would be 4 foot wide.

An 8 foot wide wave attenuator system is proposed which would surround the marina on the north, west and south sides. The floating wave attenuator would be fixed in place by elastic mooring lines attached to concrete block anchors. The wave attenuator on the north end of the marina would be 250 foot long with eight, 4 foot by 26 foot finger floats on its inner side. The wave attenuator on the west side of the marina would be 712 foot long. The waver attenuator on the south end of the marina would be 180 foot long.

Large-Vessel Floating Pier Assembly

The large-vessel 40 foot by 20 foot floating dock would be attached to the shore by a 4 foot wide by 28 foot long ramp and two berthing dolphins spaced 50 feet apart, to be used for vessels up to 200 feet long.

The stated purpose of this project is to provide the public an opportunity to participate in water-related recreational activities in and around the Hudson River.



TAKEN FROM DeLORME MAP EXPERT
WINDOWS V2.0

VICINITY MAP



FOR PERMIT USE ONLY
NOT FOR CONSTRUCTION

REV. 1 6/10/08

PURPOSE: TO PROVIDE RECREATIONAL VESSEL
BERTHING AND ACCESS TO THE HUDSON RIVER

DATUM: N.A.V.D. 1988

ADJACENT PROPERTY OWNERS:
SEE APPLICATION

NAN-2008-1045-WMI

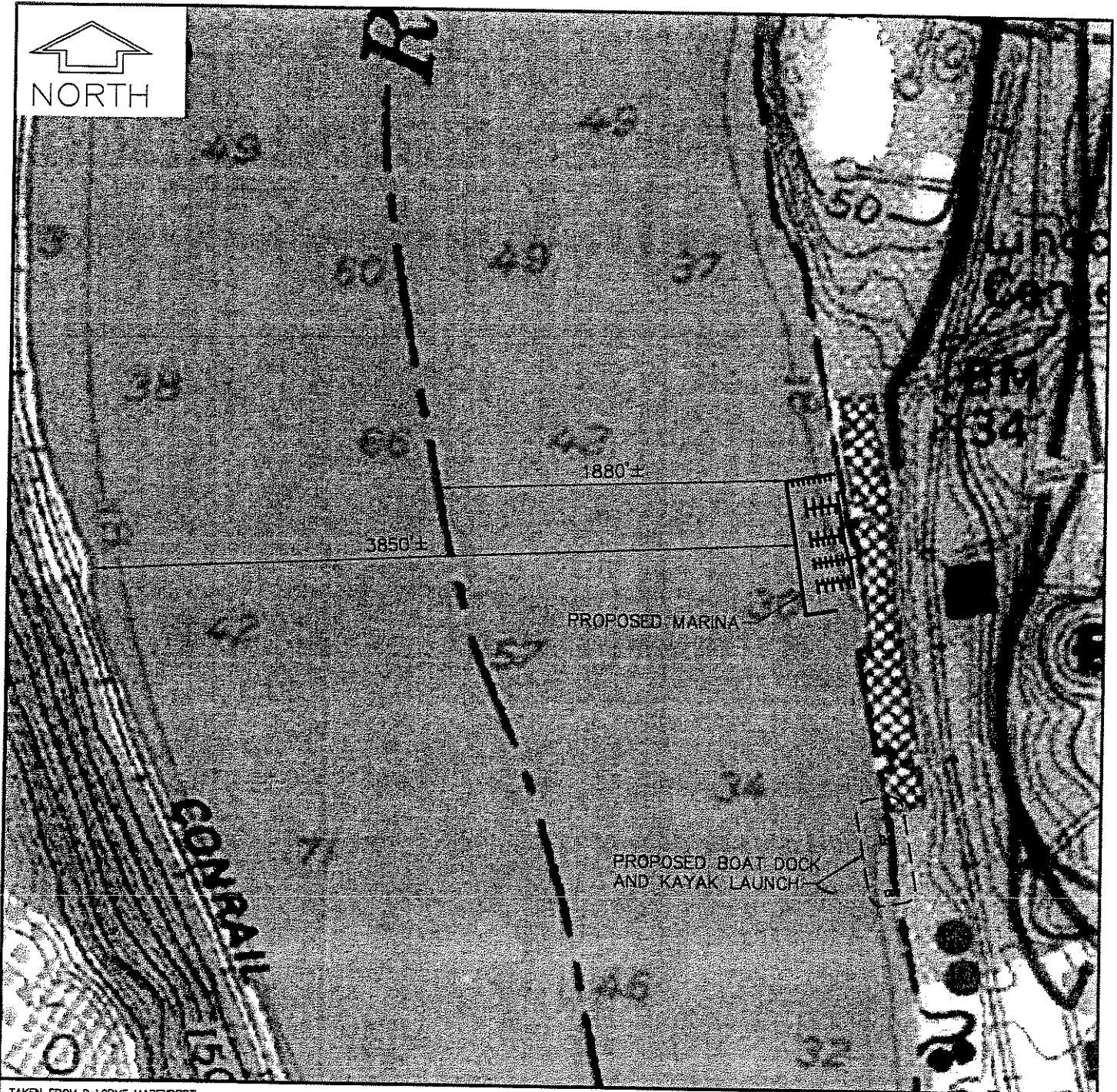
AGENT: OCEAN AND COASTAL CONSULTANTS ENGINEERING, P.C.

PROPOSED MARINA AND VESSEL DOCK
HUDSON RIVER
CITY OF POUGHKEEPSIE
COUNTY OF DUTCHESS
STATE OF NEW YORK

APPLICATION BY: POUGHKEEPSIE WATERFRONT
DEVELOPMENT, LLC

DATE: 2/8/08

SHEET 1 OF 10



TAKEN FROM DeLORME MAPEXPERT
WINDOWS V2.0

PROPOSED RIVER PLAN

0 800 1600 FT.
SCALE 1"=800'-0"

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SEE APPLICATION

NAN-2008-1045-WM

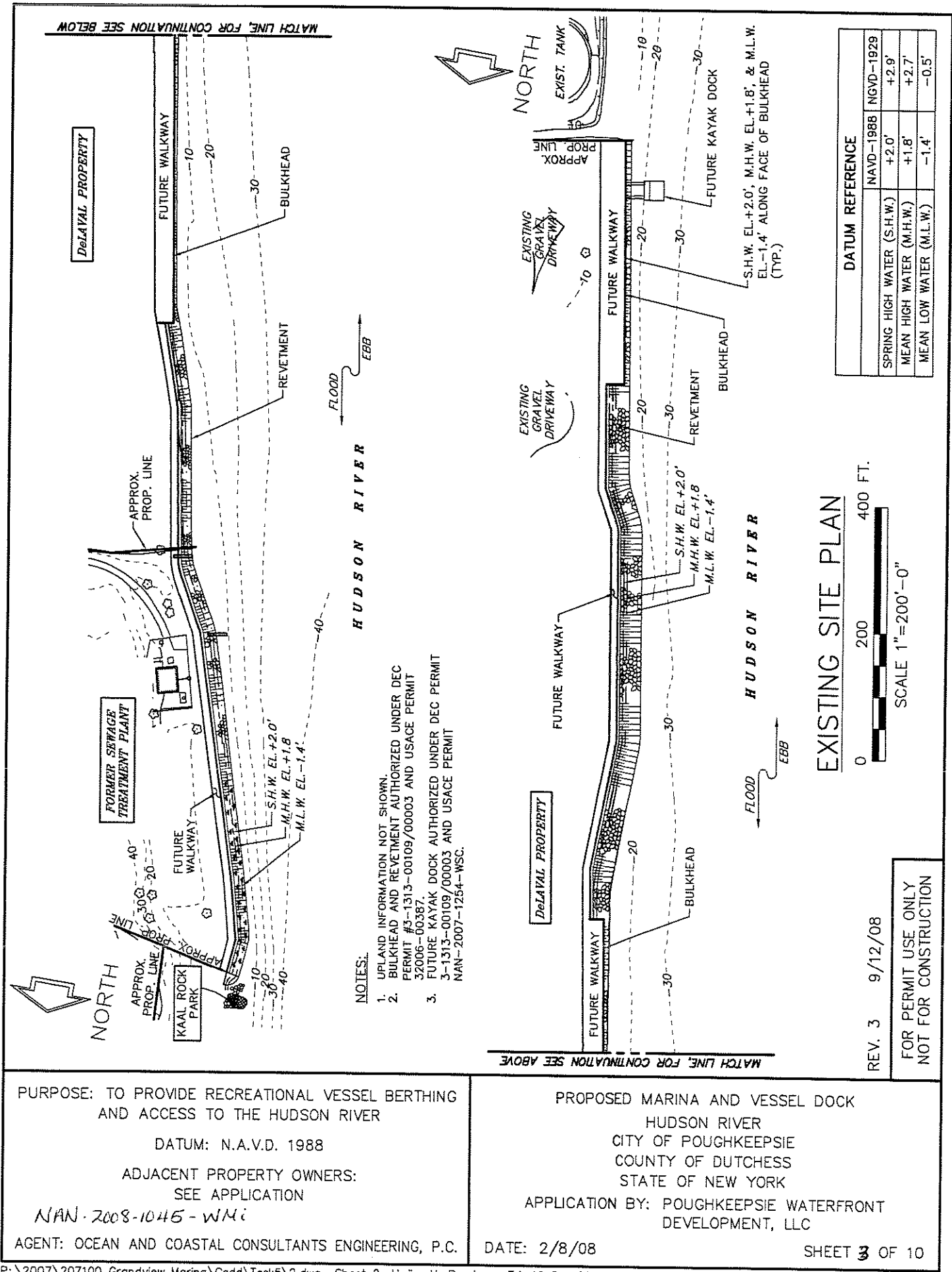
AGENT: OCEAN AND COASTAL CONSULTANTS ENGINEERING, P.C.

PROPOSED MARINA AND VESSEL DOCK
HUDSON RIVER
CITY OF POUGHKEEPSIE
COUNTY OF DUTCHESS
STATE OF NEW YORK

APPLICATION BY: POUGHKEEPSIE WATERFRONT
DEVELOPMENT, LLC

DATE: 2/8/08

SHEET 3 OF 10



SLIP SCHEDULE

QTY.	SIZE
13	20'-26'
51	26'-35'
27	45'-50'
8	50'+
99	TOTAL

NOTE: ADDITIONAL TRANSIENT SLIPS ALONG TEE ENDS AND WAVE ATTENUATOR.

PROPOSED 8' x 4 1/2' DOCK

FUTURE WALKWAY

B

122'-0 5/8"

101'-6 5/8"

259'

PROPOSED 4'x28' GANGWAY (TYP.)

S.H.W. EL.+2.0'

M.H.W. EL.+1.8'

M.L.W. EL.-1.4'

10'x10' FLOAT WITH PUMP OUT

APPROX. LOCATIONS OF MOORING LINE & ANCHOR (TYP.)

- NOTES:
1. LOCATIONS OF MOORING ANCHORS ARE APPROXIMATE.
 2. SEE BOAT LAYOUT ON SHEET 3 OF 10.

PROPOSED MARINA LAYOUT

0 100 200 FT.

SCALE 1"=100'-0"

HUDSON RIVER

FLOOD
EBB

REV. 3 9/12/08

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DATUM: N.A.V.D. 1988

ADJACENT PROPERTY OWNERS:
SEE APPLICATION

NAN-2008-1045-WM

AGENT: OCEAN AND COASTAL CONSULTANTS ENGINEERING, P.C.

PROPOSED MARINA AND VESSEL DOCK

HUDSON RIVER

CITY OF POUGHKEEPSIE

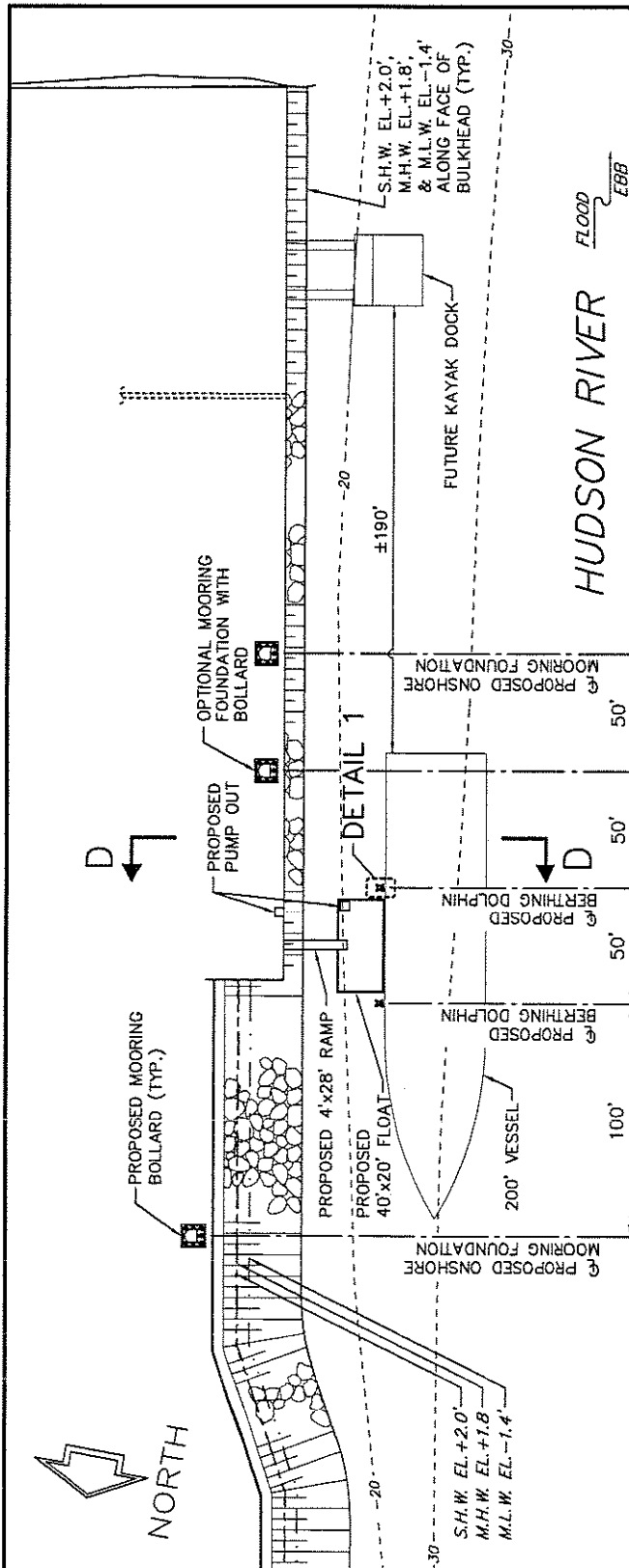
COUNTY OF DUTCHESS

STATE OF NEW YORK

APPLICATION BY: POUGHKEEPSIE WATERFRONT DEVELOPMENT, LLC

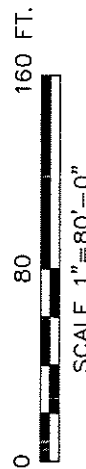
DATE: 6/9/08

SHEET 5 OF 10



HUDSON RIVER FLOOD EBB

PROPOSED BERTHING AREA



NOTE:
SEE NOTES ON SHEET 2 OF 10.

REV. 4 9/12/08

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BERTHING AND ACCESS TO THE HUDSON RIVER

DATUM: N.A.V.D. 1988

ADJACENT PROPERTY OWNERS:
SEE APPLICATION

MAN-2008-1045-WMI

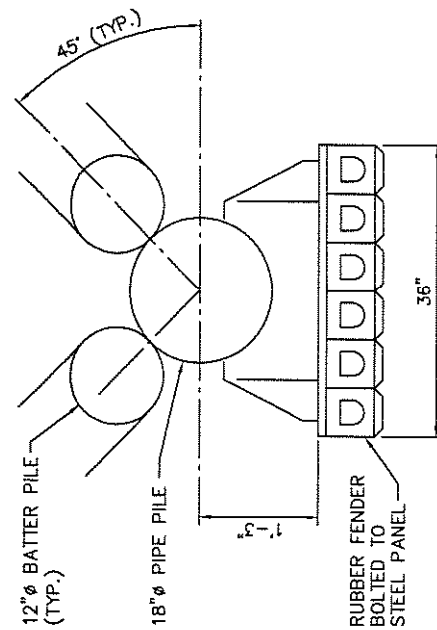
AGENT: OCEAN AND COASTAL CONSULTANTS ENGINEERING, P.C.

PROPOSED MARINA AND VESSEL DOCK
HUDSON RIVER
CITY OF POUGHKEEPSIE
COUNTY OF DUTCHESS
STATE OF NEW YORK

APPLICATION BY: POUGHKEEPSIE WATERFRONT
DEVELOPMENT, LLC

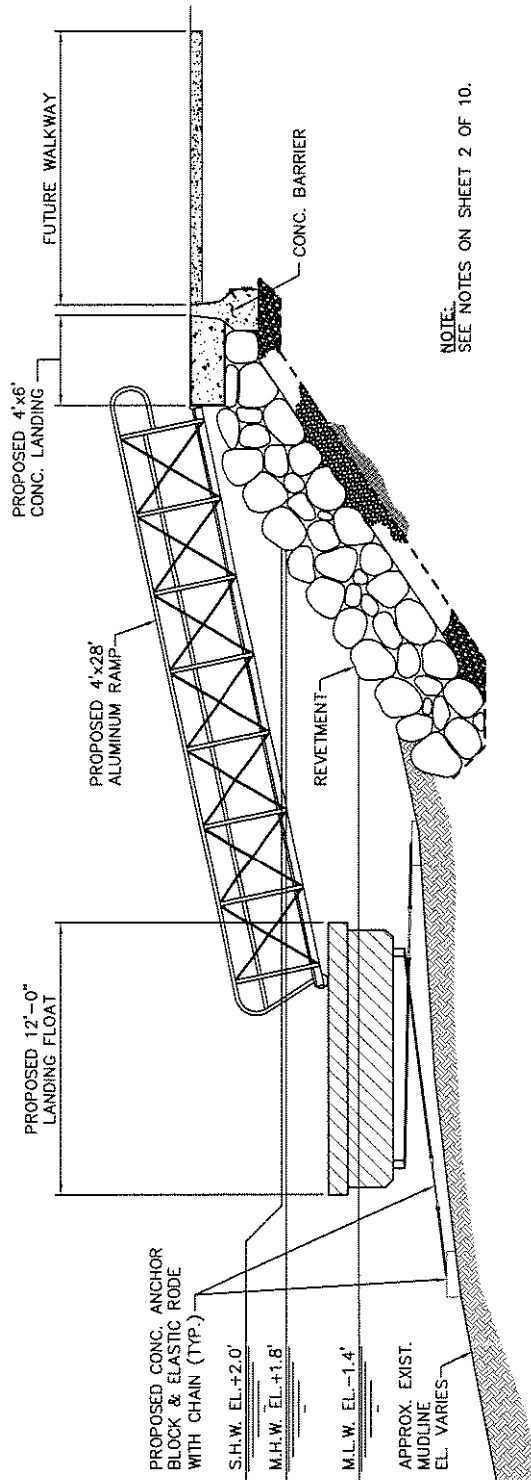
DATE: 2/8/08

SHEET 6 OF 10

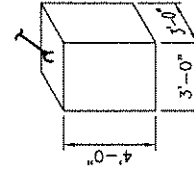


DETAIL 1





NOTE:
SEE NOTES ON SHEET 2 OF 10.

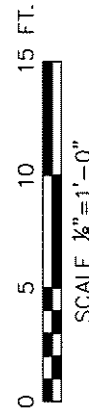


NOTE: APPROXIMATE DIMENSIONS
FOR 5000 LB. BLOCK.

CONCRETE ANCHOR

BLOCK DETAIL

SECTION A-A



REV. 3 10/28/08

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PURPOSE: TO PROVIDE RECREATIONAL VESSEL
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ADJACENT PROPERTY OWNERS:
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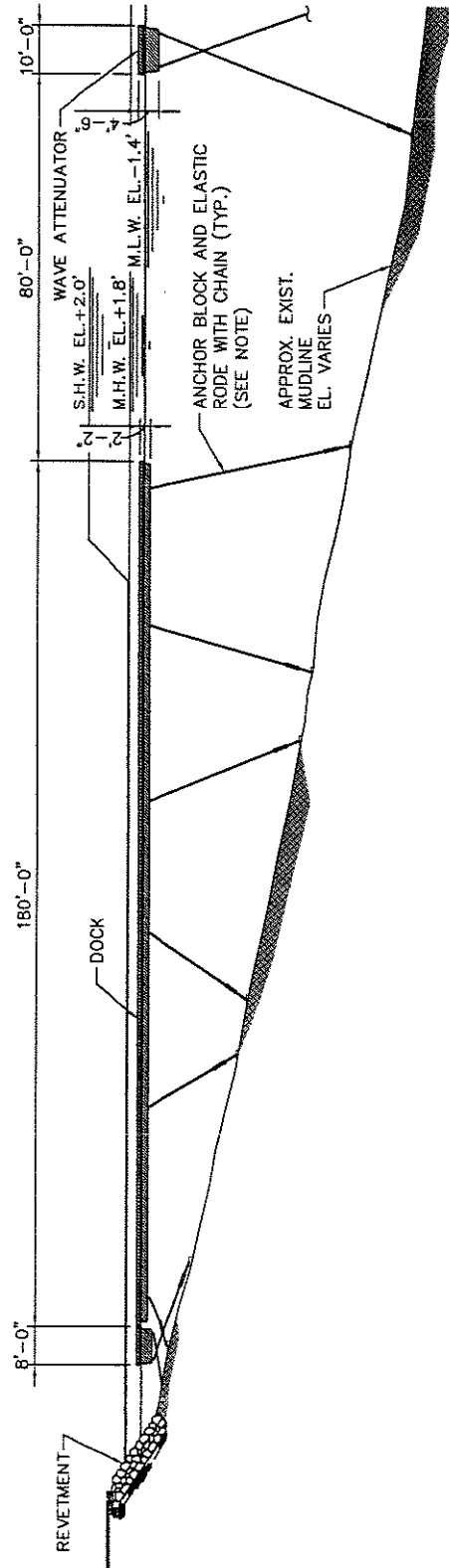
AGENT: OCEAN AND COASTAL CONSULTANTS ENGINEERING, P.C.

PROPOSED MARINA AND VESSEL DOCK
HUDSON RIVER
CITY OF Poughkeepsie
COUNTY OF DUTCHESS
STATE OF NEW YORK

APPLICATION BY: Poughkeepsie Waterfront
Development, LLC

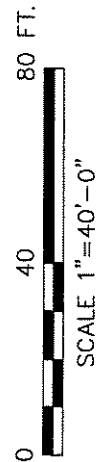
DATE: 2/8/08

SHEET 7 OF 10



NOTES:
1. SEE PROPOSED MARINA LAYOUT FOR MOORING LINE CONFIGURATION.
2. SEE NOTES ON SHEET 2 OF 10.

SECTION B-B



REV. 3 9/12/08

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PURPOSE: TO PROVIDE RECREATIONAL VESSEL
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ADJACENT PROPERTY OWNERS:
SEE APPLICATION

NAN-2008-1045-WMI

AGENT: OCEAN AND COASTAL CONSULTANTS ENGINEERING, P.C.

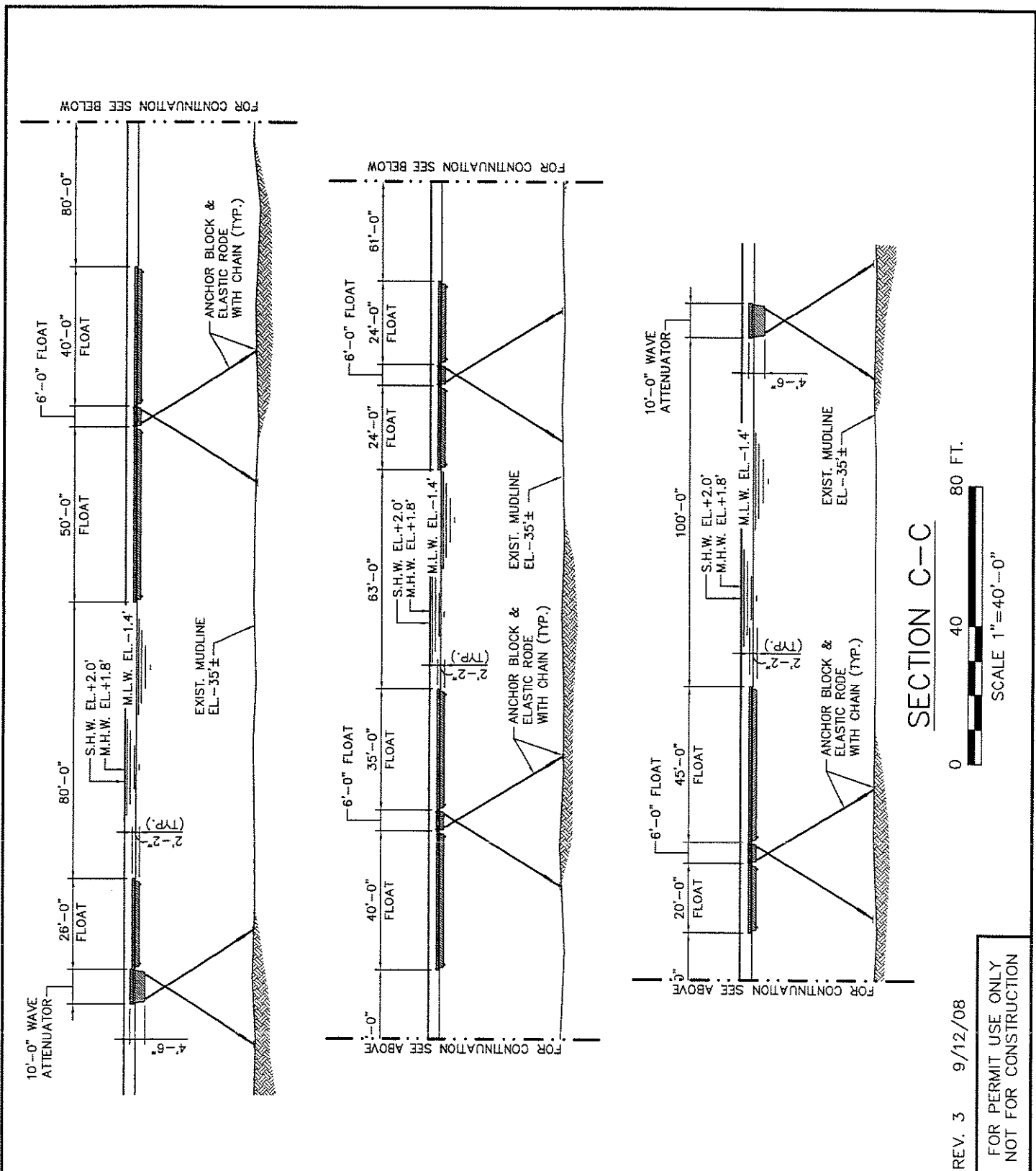
PROPOSED MARINA AND VESSEL DOCK

HUDSON RIVER
CITY OF POUGHKEEPSIE
COUNTY OF DUTCHESS
STATE OF NEW YORK

APPLICATION BY: POUGHKEEPSIE WATERFRONT
DEVELOPMENT, LLC

DATE: 2/8/08

SHEET 8 OF 10



PURPOSE: TO PROVIDE RECREATIONAL VESSEL
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ADJACENT PROPERTY OWNERS:
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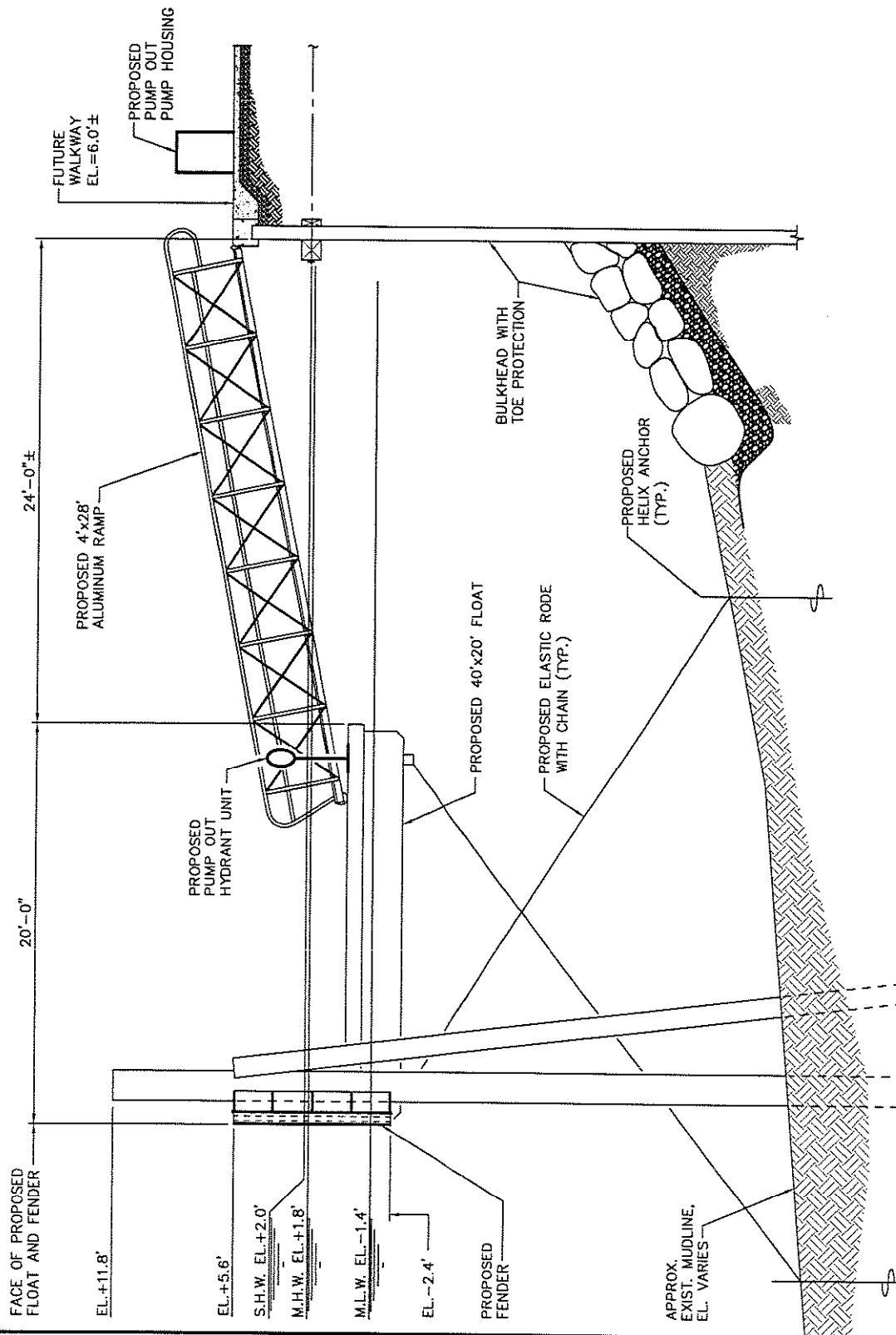
AGENT: OCEAN AND COASTAL CONSULTANTS ENGINEERING, P.C.

PROPOSED MARINA AND VESSEL DOCK
HUDSON RIVER
CITY OF POUGHKEEPSIE
COUNTY OF DUTCHESS
STATE OF NEW YORK

APPLICATION BY: POUGHKEEPSIE WATERFRONT
DEVELOPMENT, LLC

DATE: 2/8/08

SHEET 9 OF 10



NOTES:
1. VESSEL NOT SHOWN FOR CLARITY.
2. SEE NOTES ON SHEET 2 OF 10.

REV. 4 9/12/08

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STATE OF NEW YORK

APPLICATION BY: POUGHKEEPSIE WATERFRONT
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DATE: 2/8/08

SHEET 10 OF 10